

003.A

0003

0039.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
809,800 / 809,800

USE VALUE:

809,800 / 809,800

ASSESSED:

809,800 / 809,800


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
37-39		MILTON ST, ARLINGTON

OWNERSHIP

Owner 1:	MALONE ANDREW &	
Owner 2:	LEARY KATE	
Owner 3:		
Street 1:	39 MILTON ST	
Street 2:		
Twn/City:	ARLINGTON	
StProv:	MA	Cntry: Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	HOWARD PETER M & ROBERT L -	
Owner 2:	-	
Street 1:	39 WELLINGTON ST	
Twn/City:	ARLINGTON	
StProv:	MA	Cntry:
Postal:	02474	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1920, having primarily Vinyl Exterior and 1993 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8246																

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								313054
								GIS Ref
								GIS Ref
								Insp Date
								05/15/18

PREVIOUS ASSESSMENT								Parcel ID	003.A-0003-0039.0		Date	!15857!		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes					
2020	102	FV	797,500	0	.	.	797,500	797,500	Year End Roll					
2019	102	FV	699,800	0	.	.	699,800	699,800	Year End Roll					
2018	102	FV	612,800	0	.	.	612,800	612,800	Year End Roll					
2017	102	FV	558,100	0	.	.	558,100	558,100	Year End Roll					
2016	102	FV	569,800	0	.	.	569,800	569,800	Year End					
2015	102	FV	482,300	0	.	.	482,300	482,300	Year End Roll					
2014	102	FV	460,100	0	.	.	460,100	460,100	Year End Roll					
2013	102	FV	417,400	0	.	.	417,400	417,400						

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name
HOWARD PETER M	59334-555		6/20/2012		475,000	No	No			5/15/2018	Measured	DGM	D Mann
HOWARD ROBERT L	56879-373		5/20/2011	Convenience		No	No	M DEED		8/29/2013	Info Fm Plan	BR	B Rossignol

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
11/28/2012	1557	Re-Roof	7,200	C					5/15/2018	Measured	DGM	D Mann
									8/29/2013	Info Fm Plan	BR	B Rossignol
									4/12/2013	Info Fm Prmt	MM	Mary M
									9/20/2012	MLS	EMK	Ellen K
									1/24/2012	NEW CONDO	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH							
Type: 99 - Condo Conv				Full Bath: 1	Rating: Good			GLA=1993 SFT.											
Sty Ht: 1A - 1 Sty +Attic				A Bath:	Rating:														
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good														
Foundation: 2 - Conc. Block				A 3QBth:	Rating:														
Frame: 1 - Wood				1/2 Bath:	Rating:														
Prime Wall: 4 - Vinyl				A HBth:	Rating:														
Sec Wall:		%		OthrFix:	Rating:														
Roof Struct: 1 - Gable				OTHER FEATURES															
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good														
Color: GREY				A Kits:	Rating:														
View / Desir:				Frl:	Rating:														
GENERAL INFORMATION				WSFlue:	Rating:														
Grade: C - Average				CONDOS INFORMATION															
Year Blt: 1920	Eff Yr Blt:			Location:															
Alt LUC:		Alt %:		Total Units:															
Jurisdct: G13		Fact: .		Floor: M - Multi-Level															
Const Mod:				% Own: 55.000000000															
Lump Sum Adj:				Name:															
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN							
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10. %			No Unit	RMS	BRS	FL								
Prim Int Wall: 2 - Plaster				Functional:		%		1	8	3									
Sec Int Wall:		%		Economic:		%													
Partition: T - Typical				Special:		%													
Prim Floors: 3 - Hardwood				Override:		%													
Sec Floors:		%		Total:	10.8 %														
Bsmnt Flr: 12 - Concrete				CALC SUMMARY				COMPARABLE SALES				SUB AREA				SUB AREA DETAIL			
Subfloor:				Basic \$ / SQ:	295.00			Rate	Parcel ID	Typ	Date	Sale Price							
Bsmnt Gar:				Size Adj.: 1.17684388															
Electric: 3 - Typical				Const Adj.: 0.98000199															
Insulation: 2 - Typical				Adj \$ / SQ: 340.226															
Int vs Ext: S				Other Features: 78500															
Heat Fuel: 2 - Gas				Grade Factor: 1.00															
Heat Type: 5 - Steam				NBHD Inf: 1.20000005															
# Heat Sys: 1				NBHD Mod:															
% Heated: 100		% AC:		LUC Factor: 1.00															
Solar HW: NO		Central Vac: NO		Adj Total: 907885															
% Com Wall		% Sprinkled:		Depreciation: 98052					Juris. Factor: 1.00		Before Depr: 408.27								
				Deprecated Total: 809834					Special Features: 0		Val/Su Net: 406.32								
									Final Total: 809800		Val/Su SzAd: 406.32								
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 003.A-0003-0039.0												IMAGE			
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		
More: N					Total Yard Items:				Total Special Features:							Total:			